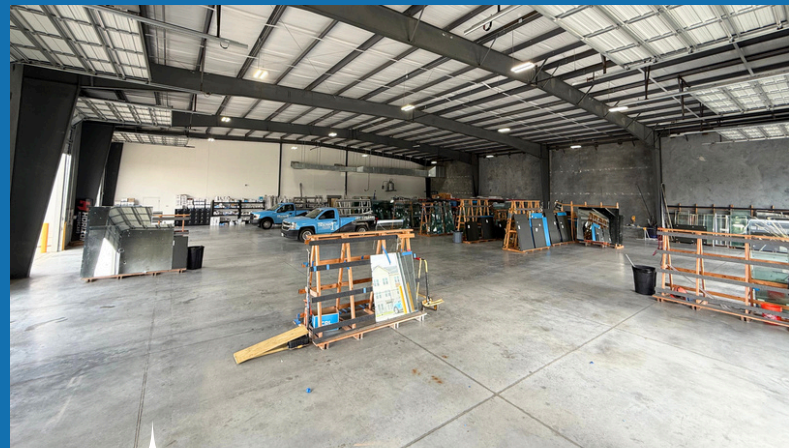


**±19,239 SF  
SINGLE-TENANT  
INDUSTRIAL  
BUILDING -  
FOR SALE**



**5530 W SAM HOUSTON PKWY N, HOUSTON, TEXAS**



## PROPERTY FEATURES

- ▶ ±19,239 SF Single-Tenant Industrial Building with ±9,255 SF of Class A Office/Showroom
- ▶ 24' Clear Height
- ▶ Seven (7) 14' X 16' Grade-Level Overhead Doors
- ▶ Fenced & Gated Yard Area (with the potential to expand)
- ▶ Monument Signage
- ▶ 3-Phase Power
- ▶ High-Quality Tiltwall Construction
- ▶ Belway 8 Frontage with Easy Access to Highway 290, I-10, Tanner Road, Brittmoore Road, West Little York Road, & Clay Road
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

## CONTACT INFORMATION

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**Dylan Schopper, CCIM, SIOR**

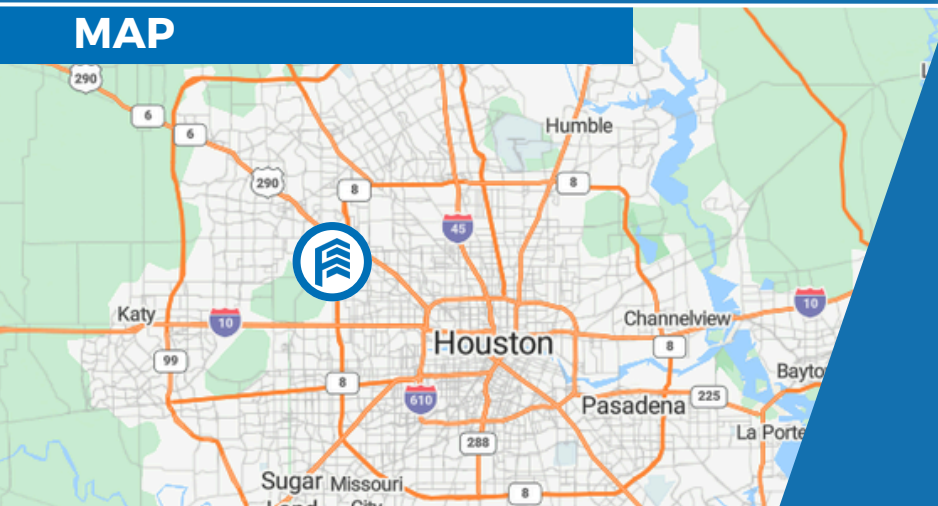
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## 5530 W SAM HOUSTON PKWY N, HOUSTON, TEXAS

This 19,239 SF single-tenant industrial building features 9,255 SF of Class A office/showroom space, 24-foot clear height, and seven 14' x 16' grade-level overhead doors. The property offers a fenced and gated yard with potential for expansion, prominent monument signage, 3-phase power, and high-quality tiltwall construction. With Beltway 8 frontage, it provides excellent accessibility to all major thoroughfares in Houston's premier industrial northwest submarket, such as Highway 290, I-10, Tanner Road, Brittmoore Road, West Little York Road, and Clay Road.

### MAP



### CONTACT INFORMATION

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